

# CASTLE HILLS ANNUAL HOA MEETING 2024

Eric Stanley

welcome

City of Lewisville & Guests

## MYTHS, MYSTERIES, LEGENDS, & FACTS

1. “Bright organization makes money off HOA”
2. “City of Lewisville took on many maintenance responsibilities of HOA at annexation”
3. Vector, CoServe, Cosecurity, Grande, etc. (Vector June 19, 2044, monitoring phone line)
4. “HOA Dues pay for fireworks/independence day event”
5. Pool maintenance/memberships/community centers
6. Windhaven will open soon!
7. Commercial Association is supported by residential
8. Enforcement Procedures
9. Why mail delivery

# SPECIAL ASSESSMENT EXPLAINED

- Historical extraordinary costs, how were they handled?
- Receivables
- Insurance – Philadelphia declined to renew, new Broker engaged and hopefully reduction available
- Capital Reserve – Third party study underway expect results 3-4 months
- Mail – Salaries, vehicles/maintenance, building maintenance and improvements
- Catch up
- Developer notes payable

## PARK AREAS + ANNEXATION

- Boot Park 13.22  
Increased water usage and landscape expense
- Merlins Pond 3.25 West 5.15 East 8.4 Total  
52.46 acres total new landscape area and irrigation expense
- Avalon 6.22 + 6.12 = 12.34 Total  
Lewisville taking back Avalon 12.34 acres (1/1/2025)
- Efluent Pond 7.76  
Boot Park going to Reserve Association solely 13.22 acres (1/1/2025)
- Academy Park 6.82 + 3.92 + 10.74  
32.61 additional landscape acres for Master Association



# INFINITY

- Infinity Lawnscape – all bid 2021 extended 3 years at annexation COL has kept contract in place. City of Lewisville bid the service this year to 9 companies, including Infinity  
Infinity bid 0% increase over current contract and was awarded contract last week, 4-year term.

4400 STATE HIGHWAY 121, SUITE 900  
LEWISVILLE, TX 75056  
972-410-6614

December 7, 2022

United States Postal Service – The Colony, TX  
Attn: Melynda Fanning  
5201 S. Colony Blvd, Suite 600  
The Colony, TX 75056-9997

**RE: United States Postal Service Package Delivery – Castle Hills Master Association, Inc.**

To Whom it May Concern:

As of **December 15, 2022**, the Castle Hills Master Association, Inc. (the “Association”) and its employees will no longer deliver packages received at **701 Sword Bridge Dr.** and **3715 Sir Kelly St.** which do not fit in parcel lockers to actual addresses.

Per the Association’s records, all packages received which will not fit in parcel lockers, United States Postal Service (the “USPS”) personnel will deliver and or attempt delivery to actual address.

Signed,



Eric Stanley  
*Delegate*  
Castle Hills Master Association, Inc.  
Eric.Stanley@brightrealty.com  
4400 State Highway 121, Suite 900  
Lewisville, TX 75056

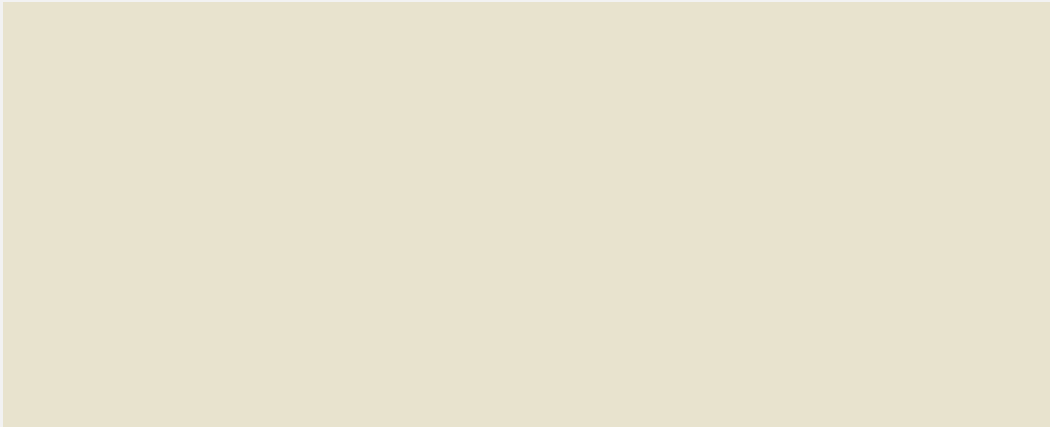
cc: Special Agent Weiss – USPS Office of the Inspector General

MAIL

Mail delivery task force

No parcel delivery

The Colony: no response















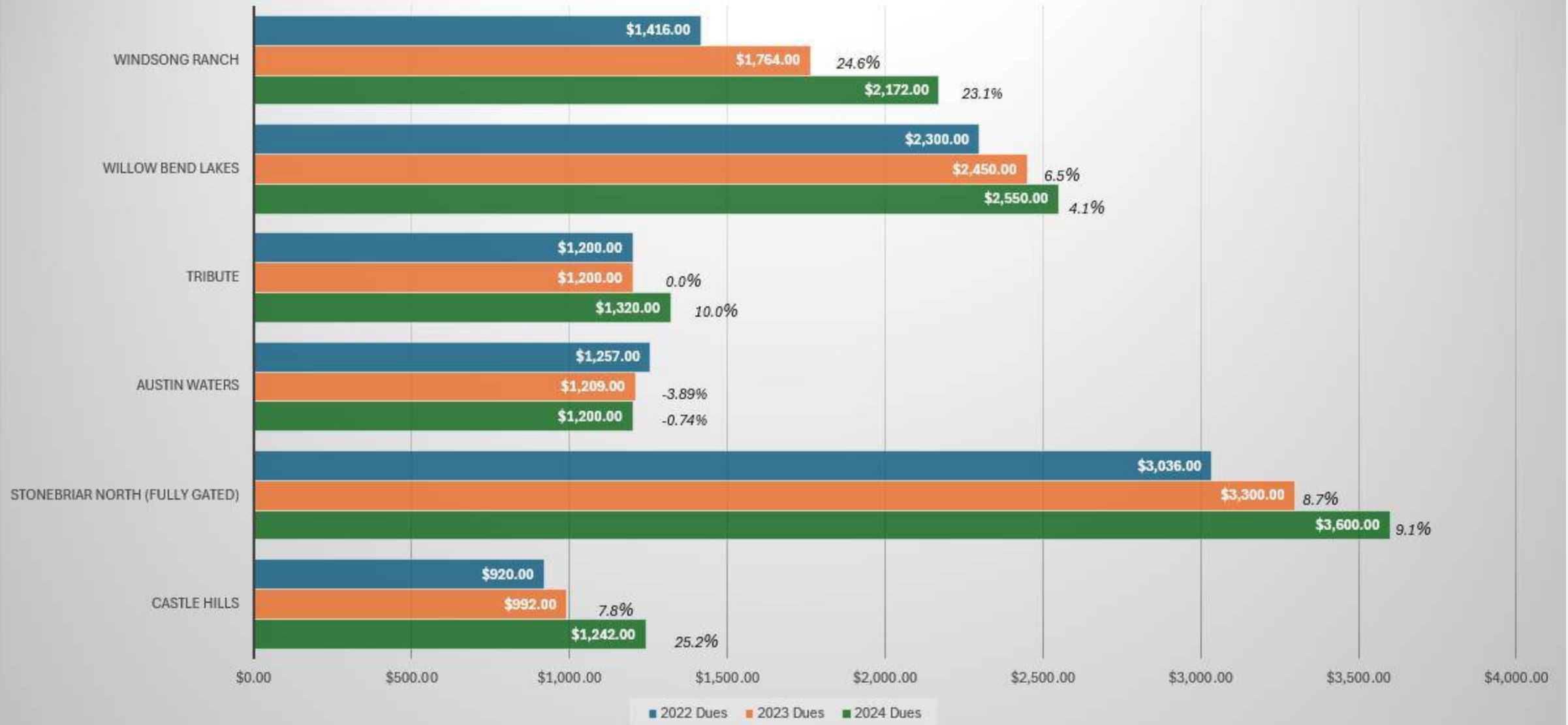
CASTLE HILLS • LEWISVILLE, TX • MAIL CENTER CONCEPT  
 PN0000000 | 07.20.2023 |

DESIGNED BY: N/A | REVISED: N/A | FILED FOR: N/A | CHECKED BY: N/A | DATE: 07-20-2023 | 11:00 AM | 11:00 AM | 11:00 AM

THIS SKETCH IS CONCEPTUAL IN NATURE AND  
 SUBJECT TO FURTHER STUDY TO ACCOMMODATE ALL  
 PROGRAM NEEDS AND REGULATORY COMPLIANCE  
 REQUIREMENTS

LandDesign.

## HOA Dues



## NEW MANAGEMENT COMPANY

- Process of selection
- Summary of bids
- Introduction of new management company
- Sub associations management (except for Quarters and Village Shops PH I)

Sub-Association	Total Residents	Board Control	Management
Chateaux at the Shops Neighborhood Association, Inc.	19	Resident	Bright Realty Management
Enchanted Hill Neighborhood Association, Inc.	101	Resident	Bright Realty Management
Golf Villas Neighborhood Association, Inc.	64	Resident	Neighborhood Management, Inc.
Golf Villas II Neighborhood Association, Inc.	93	Resident	Bright Realty Management
Reserve Neighborhood Association, Inc.	275	Resident	Goodwin Management
Retreat Neighborhood Association, Inc.	20	Resident	Bright Realty Management
Townhomes at Northpointe Neighborhood Association, Inc.	94	Resident	Bright Realty Management
Townhomes at Northpointe II Neighborhood Association, Inc.	57	Us	Bright Realty Management
Townhomes at Northpointe III Neighborhood Association, Inc.	86	Us	Bright Realty Management



## 2025 BUDGET

- with new management
- Budget available on portal
- 2025 annual assessment \$1,260.00 regular \$100.00  
Capital Reserve = \$1,360.00 total

# APPLICATIONS FOR NEW BOARD

Members for 2026 or beyond



The background of the slide is dark with a repeating pattern of question marks in various shades of gray and black, some appearing as outlines and others as solid shapes.

QUESTIONS?